

## PLAT COMMITTEE

December 13, 2023

<b>Case Number:</b>	2023-PLT-097
<b>Property Address:</b>	5000 West 86 <sup>th</sup> Street ( <i>Approximate Address</i> )
<b>Location:</b>	Pike Township, Council District # 1
<b>Petitioner:</b>	Marathon Petroleum Company, LP, by Jacob Lawson
<b>Zoning:</b>	I-4 (FF)
<b>Request:</b>	Approval of a Subdivision Plat, to be known as Asphalt Materials Minor Subdivision, a replat of Lot 6 of Northwest Park Subdivision, dividing 94.323 acres into four lots.
<b>Waiver Requested:</b>	None
<b>Current Land Use:</b>	Industrial
<b>Staff Reviewer:</b>	Allison Richardson, Senior Planner

## PETITION HISTORY

This is the first hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 3, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

This site is zoned I-4 and developed with an asphalt plant. The proposed plat would subdivide the former Lot Six into four lots: 6A through D. The proposed plat meets the standards of the I-4 zoning classification and the subdivision regulations.

### STREETS

All lots would have access via easement to 86<sup>th</sup> Street as shown on the plat. new streets are proposed as part of this petition.

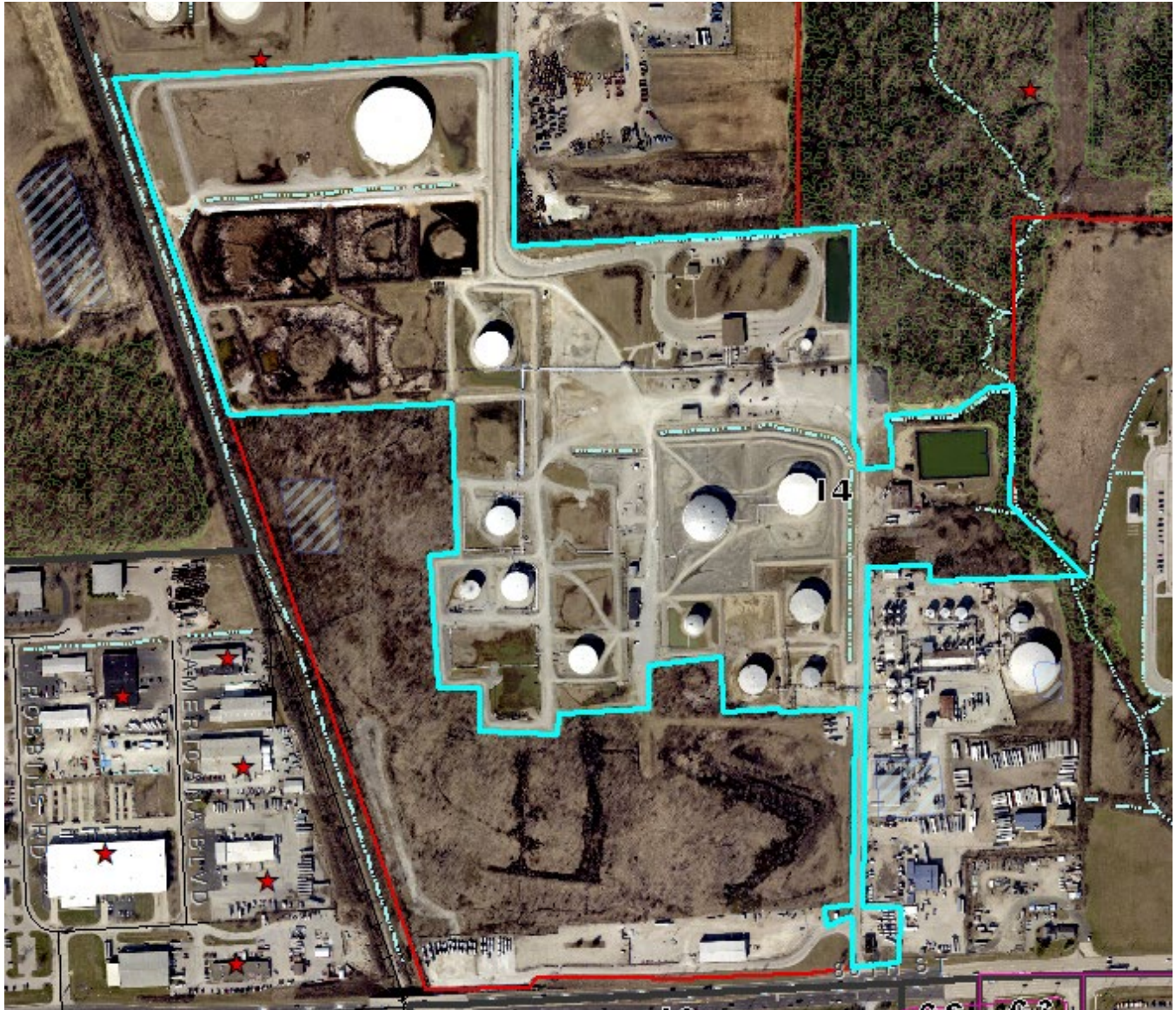
### SIDEWALKS

Sidewalks are required along 86<sup>th</sup> Street.

## GENERAL INFORMATION

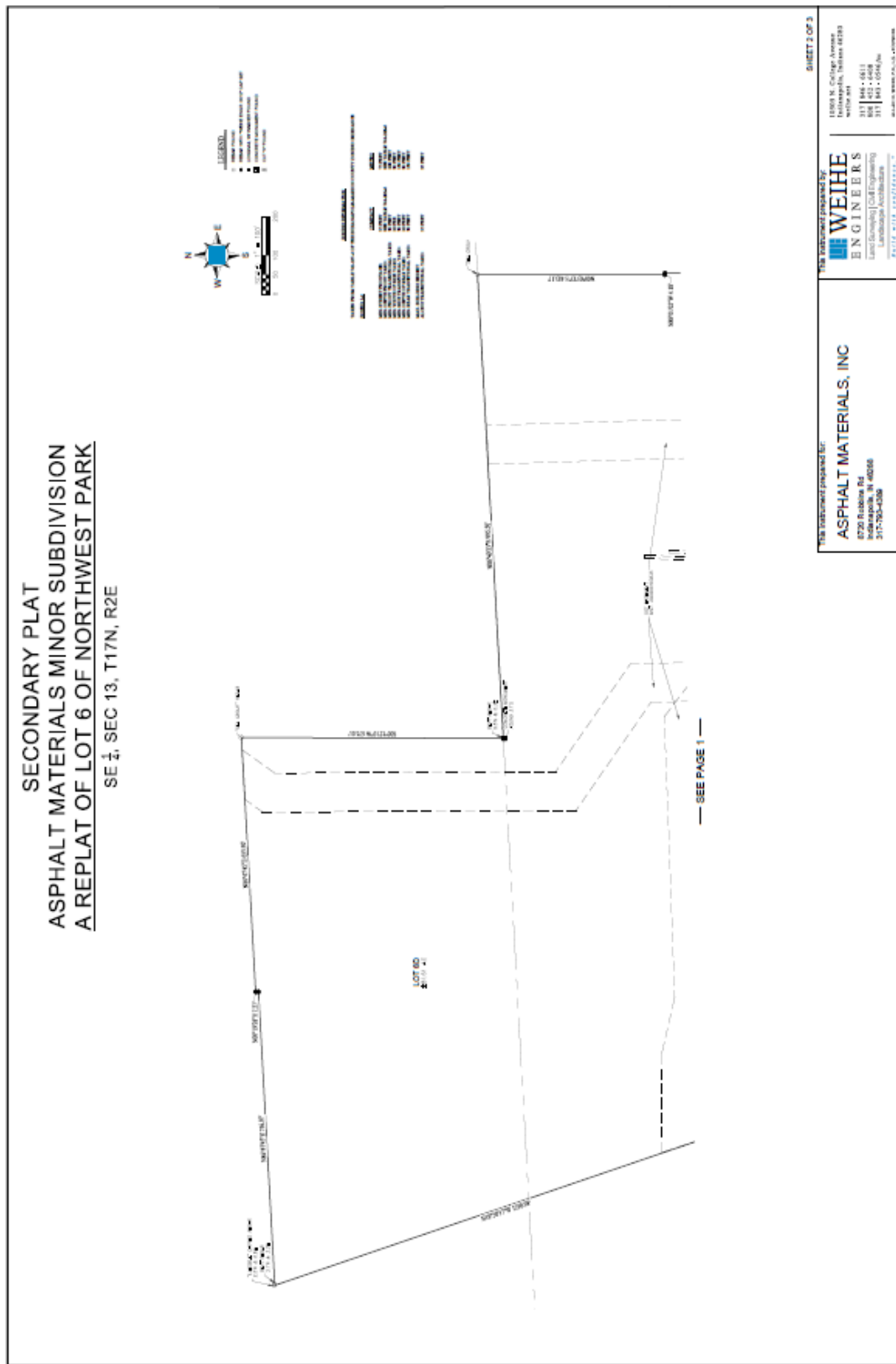
<b>Existing Zoning</b>	I-4	
<b>Existing Land Use</b>	Industrial	
<b>Comprehensive Plan</b>	Heavy Industrial / Industrial Reserve	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	I-4	Industrial
South:	I-2 / I-4	Industrial / Undeveloped
East:	I-4	Industrial / Undeveloped
West:	I-3 / I-4	Industrial
<b>Thoroughfare Plan</b>		
86 <sup>th</sup> Street	Primary Arterial	134-foot existing and proposed
<b>Petition Submittal Date</b>	November 3, 2023	

EXHIBITS



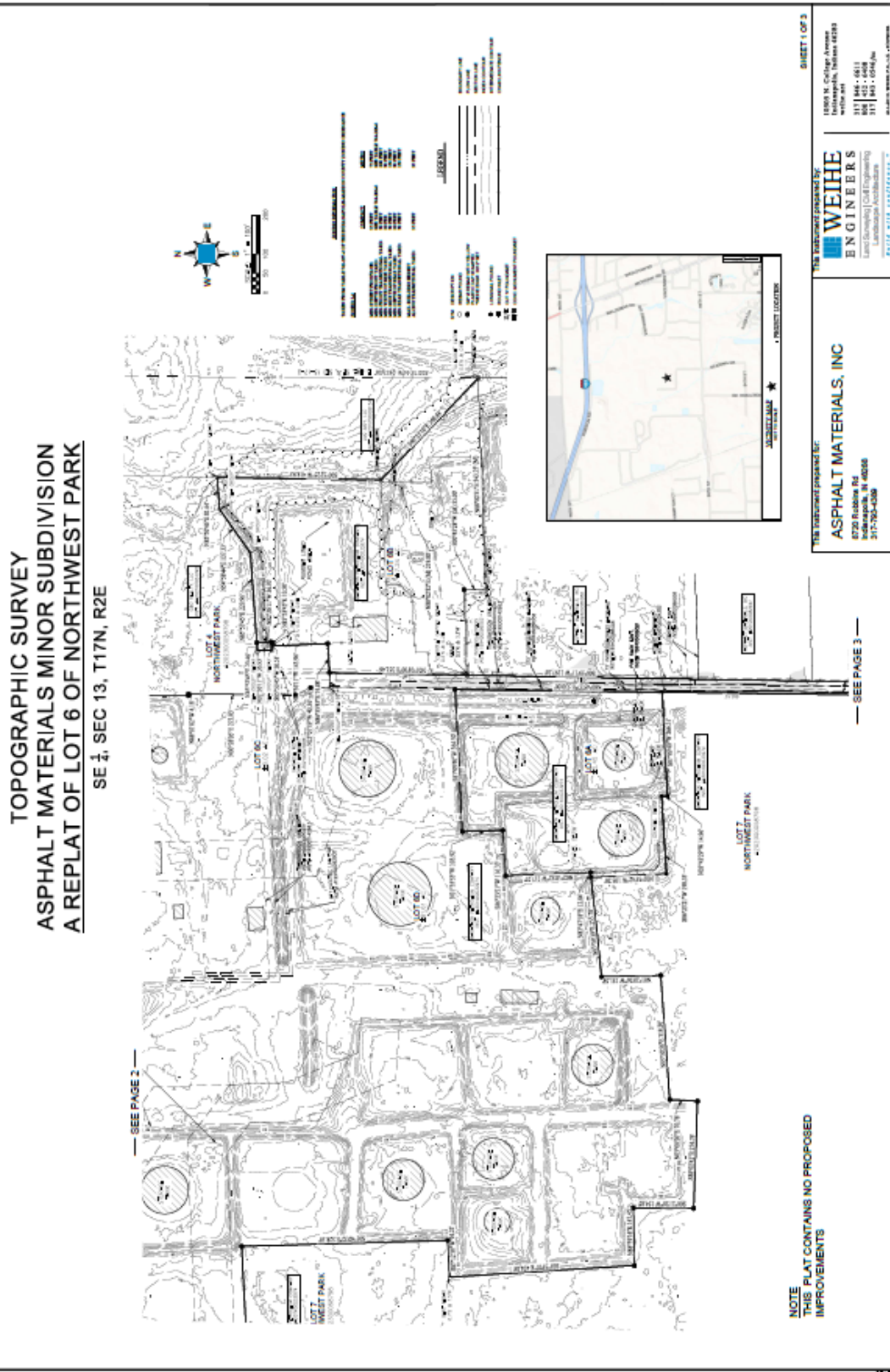




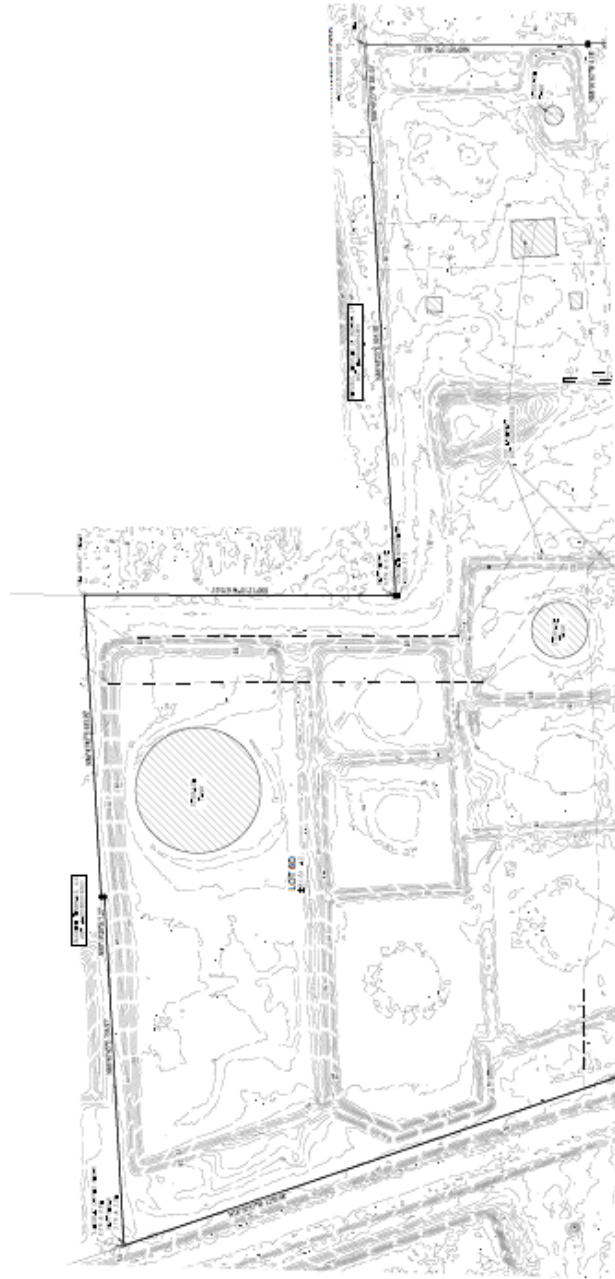


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SHEET 3 OF 3



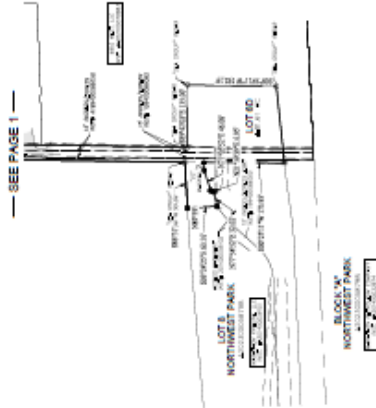
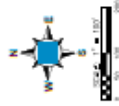
TOPOGRAPHIC SURVEY  
 ASPHALT MATERIALS MINOR SUBDIVISION  
 A REPLAT OF LOT 6 OF NORTHWEST PARK  
 SE 1/4, SEC 13, T17N, R2E



<p>THIS PROJECT PROVIDED BY  <b>ASPHALT MATERIALS, INC.</b>          8720 Ribbon Rd          Indianapolis, IN 46268          317-762-1358</p>	<p>THIS PROJECT PROVIDED BY  <b>WEIHE ENGINEERS</b>          1100 N. College Avenue          Indianapolis, Indiana 46203          317-444-0811          317-444-0811          317-444-0811</p>	<p>SHEET 2 OF 3</p>
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 A REPLAT OF LOT 6 OF NORTHWEST PARK  
 SE 1/4, SEC 13, T17N, R2E**



PHOTOS



Subject site viewed from 86<sup>th</sup> Street



Subject site viewed from internal access drive, looking south